

8801509

RESOLUTION NO. 80-223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
AMENDING THE OPEN SPACE AND RECREATION ELEMENTS
TO THE GENERAL PLAN OF THE CITY OF VISTA

WHEREAS, the City Council of the City of Vista has adopted a General Plan for the City of Vista, including Open Space and Recreation Elements.

WHEREAS, amendments have been proposed for said Elements and

WHEREAS, the City Council, after receipt of recommendations of the Planning Commission conducted public hearings on the proposed amendments; and

WHEREAS, the City Council has determined that it is in the best interest of the City that the General Plan be amended,

NOW, THEREFORE, the City Council resolves and adopts as follows:

1. A Negative declaration was found complete for this project and the same is hereby approved with the finding that the project will not have a significant impact on the environment.

The City Council of the City of Vista further resolves as follows:

Section 1. The General Plan of the City of Vista is hereby amended by combining the Open Space and recreation Elements, a copy of the text of which is attached hereto as Exhibit A, and by this reference, incorporated herein as if set forth in full; and the map, the original of which is on file in the office of the Director of Planning of the City of Vista, and a copy of which is attached hereto as Exhibit "D"/"G", and by this reference incorporated herein as if set forth in full.

Section 2. The City Clerk is directed to endorse and sign the map and text as amended to indicate the adoption of this Resolution by the City Council as provided in Government Code Section 65359, and transmit a copy of this Resolution to the Planning Commission and the Director of Planning of the County of San Diego.

PASSED AND ADOPTED at a meeting of the City Council of the City of Vista, California, held on the 5th day of December, 1980 by the following roll call vote.

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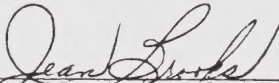
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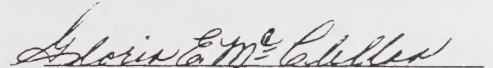
AYES: COUNCILMEMBERS: Carr, Flick, vonHaden, Wade & McClellan

NOES: COUNCILMEMBERS: None

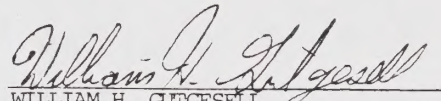
ABSENT: COUNCILMEMBERS: None

ATTEST:


JEAN BROOKS, City Clerk


GLORIA MCCLELLAN, Mayor

CONTENTS APPROVED:


WILLIAM H. GURGESELL
Director of Planning

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EXHIBIT "A"

OPEN SPACE AND RECREATIONAL ELEMENTS

INTRODUCTION

The purpose of the Open Space Element is first to provide the tools to implement the Conservation Element and second to provide for the recreation and aesthetic and public safety needs of the citizens. To accomplish these purposes, the Element is built around an action plan to acquire and preserve land to be used for conservation purposes, recreational purposes, and other citizens' needs that become apparent as the City develops. To be an effective tool, the Element at the same time must be detailed enough to allow for specific actions to acquire and preserve open space, and general and flexible enough to include new methods of filling new community needs as they become apparent.

The purpose of the Recreational Element is to identify the "kind" of active facilities that should be placed on park areas in the community, and the size and locations of existing and proposed facilities.

The Recreational Element is also the legal basis from which City park fees levied on development can be collected and appropriated.

A. OPEN SPACE ELEMENT

DEFINITIONS

Open Space is defined as any parcel or area of land which is essentially unimproved and designated in the Open Space Element of the General Plan as:

1. Natural Resource Land
 - a. Agricultural Land
 - b. Wildlife Habitat Land
2. Recreational Land
 - a. Developed Parkland
 - b. Passive Parkland
 - c. Special Use
3. Scenic Land
4. Watershed Land
5. Historic Site Land
6. Land Essential for Public Health and Safety

and which should be incorporated into the General Plan of the City of Vista to serve as guidelines for present and future planning in order that certain designated areas within our immediate boundaries, and sphere of influence will, in spite of economic pressures, be preserved for present and future generations in such a manner as to enhance the environment, promote the general welfare, and protect the needs of all residents.

Functionally, open space can be divided into three broad classifications:

1. Parks and/or Recreational Lands. (Refer to Open Space and Recreational Element Map.)

2. Bicycle, Hiking and Equestrian Trails. (Refer to Bicycle, Hiking and Equestrian Trails Element Map).
3. General Open Space, which includes agricultural land, creek beds, areas of geological hazard, areas of aesthetic beauty, as well as any other land deemed worthy of preservation, but not for park purposes. (Refer to Conservation Element Map).

Bicycle, hiking and equestrian trails are covered under the Trails Element. This Element deals mainly with parks and general open space. The easiest way of determining the appropriate amount of open space is by the population ratio method; in this case, ten acres per thousand of population. This is further divided into four acres of parks and six acres of other open space use. The park acreage is determined by existing City ordinances. The open space area is variable, but six acres per thousand should be the minimum allowable. Open space by its very nature can remain in both public and private ownership.

PRIORITIES

Open space of all types should be acquired or preserved according to a set of priorities and standards in order to best fulfill the goals of the General Plan with the means available. Accordingly, this plan adopts the following set of priorities:

1. Public Health and Safety. Public health and safety factors should be given first consideration. Factors which would present hazards to development, such as earthquake fault lines, unstable geologic formations or flood plains, would be considered positive factors for the designation of an area for open space.
2. Natural Resources Conservation. The conservation of our natural resources should be second only to public health and safety. Judicious use and conservation of natural resources should be of prime consideration. Many natural resources, such as air, water, and soil, can be reused and will last indefinitely with proper care.
3. Scenic and Historic Preservation. Scenic and historic open space lands are unique and should receive a high priority for preservation. Once they are developed these lands and/or sites are lost forever.
4. Recreation. Advance acquisition, based upon a comprehensive park and recreation system plan, is essential. Unless sites are acquired well in advance of expanding urbanization, land costs may make their acquisition prohibitive.
5. Population. Areas which have the highest growth potential should receive a higher priority for open space and park sites. Lack of foresight and planning has traditionally resulted in burgeoning, growth escalating land prices beyond the capacity of the agency to purchase adequate acreage for open space and/or parks.

Some aspects of population which should be considered in the selection of a park or open space area:

1. Time-distance from parks and open space.
2. Demographic profiles (age, sex, family size, etc).
3. Socio-economic factors (income, education, etc).
4. Special urban conditions
5. Expressed needs and desires of the citizens.

6. Agriculture. Agricultural land shall be encouraged as a means of achieving open space buffers.
7. Preserving the Southern California Life Style. Aside from the climate, recreational open space is the single most important element of the Southern California life style. Relaxed, informal outdoor living and year-round outdoor recreation activities typify most of Southern California. But as Los Angeles and Orange Counties have become overcrowded and increasingly despoiled, San Diego and parts of Ventura and Santa Barbara Counties offer the last refuges for those who seek the Southern California coastal life style.

Other priorities which must be considered in the selection of open space areas are:

8. Geographical location
9. The quantity and quality of existing facilities.
10. Available resources.

METHODOLOGY FOR DETERMINING THE LOCATIONS OF PARKS AND OPEN SPACE LANDS

The methodology which is utilized in determining park and open space site locations is based on objective data with some necessary subjective inputs. It is first necessary to determine the total number of acres in parks and open space which would be required by the citizens of Vista. Since the demand for parks and open space areas is directly correlated to increases or decreases in population, the total acres required to fulfill these demands has been based on the best available projections in Vista.

Once the total number of required acres has been established, it is then necessary to determine more precise locations for parks and open space. The location of parks is predicated more on population concentrations than is the location of open space areas. The primary function of a park is to act as either an active or passive recreational area for some segment of population. On the other hand, while an open space area may serve a recreational function, that is not its primary duty. Open space can be used for the preservation of agriculture, urban shaping, public safety, wildlife preservation and any number of other compatible uses. Therefore, it follows that locating open space areas is more a question of function than of population concentrations.

In evaluating suggested park and open space sites, certain criteria are used to objectively rate each proposed site which is not intended to be an inflexible approach; in fact, the total number of acres deficit is of more importance than any one site; that is, it is more important that the number of acres in parks and open spaces should be adequate to meet the projected demand rather than to rigidly adhere to a schedule or method of implementation which could preclude the acquisition of a park or open space area because it did not conform to the schedule.

The Conservation Element indicates which land should be open space due to its resource value.

Flood plains and hazardous soil conditions, indicated in the Seismic Safety Element also indicate potential open space.

INVENTORY OF OPEN SPACE RESOURCES

Open space resources in the community include, but are not limited to the following list which identifies the relative significant resources.

1. Park facilities as listed in the recreational element later in this text.
2. The hillslopes of the San Marcos hills. Because of steep, unbuildable areas and very low density residential development, much of the native hillside is presently and will remain natural.
3. The natural watercourses of Buena Creek, Buena Vista Creek, Agua Hedionda Creek and a corner of San Marcos Creek. These creek beds, either natural or treated with sensitivity will remain open space resources of the city, vis-a-vis the traditional concrete drainage channel.

MEANS OF OPEN SPACE PRESERVATION

General speaking, open space represents undeveloped property that, through policy, will remain undeveloped and visible to the community. Except for park land and specific trails, most of this open space will remain in private ownership.

There are several methods of causing the open space to be protected while not penalizing the property owner. Some of these techniques are:

1. Through cluster development, allow development on portions of a property subject to preservation of open space resource.
2. As a condition of subdivision of land, require dedication of open space easement to the city of specific open space resources.
3. Through specific plan procedures allow transfer of development rights from open space resources to developable property.
4. Specific ordinance restrictions that promote salvation of open space resources as regulations of the standard zoning and subdivision ordinances.
5. Through mitigation of environmental impacts to qualify projects for negative declaration.
6. Acquisition of development rights of resource areas.

B. RECREATIONAL ELEMENT

PHILOSOPHY

Parks and Recreation are an integral part of the resources and services of the community which must be provided to the citizens of Vista. Increasing demands are being placed on public jurisdictions across the nation to provide recreation programs and area for its citizens to use their leisure time in the pursuit of active and passive recreational opportunities.

It is the purpose of the following Element to give direction and guidelines in providing for and fulfilling the requirements of further park and recreation needs for the citizens of Vista.

It is the philosophy of the City of Vista that we provide a wholesome, well-rounded recreation program which serves all of the citizens of our community. This task is accomplished by supplying trained leadership, a wide variety of activities and programs which lead to the fulfillment of, and provide for, desirable and constructive use of leisure time.

IDEALS

All programs and activities are oriented to achieving the objectives of the recreation authority. The following principles have been adopted by the City of Vista that relate to recreational ideals of the community.

1. Emotional and physical health -- to develop a sound body and mind through wholesome, vigorous and creative activities.
2. Character development -- to build character through rich, satisfying and creative leisure activities focused toward the attainment of socially desirable attitudes, habits and values.
3. Widening interests -- to open new interests that provide satisfying outlets for individual development.
4. Citizenship -- to develop through recreation associations with other people a respect for the worth and dignity of individuals and faith in democratic action.
5. Skills -- to develop skills in the arts of leisure living that raise the level of refinement, culture and happiness of people.
6. Social living -- to strengthen the social relationships within the family and the community through close group associations and activity participation.
7. Economic value -- to strengthen the moral and economic efficiency of the community through expanding leisure interests and improve social living conditions.
8. Community stability -- to develop community stability by providing an environment that is conducive to wholesome family living and community life.

In order to accommodate the citizens of the community insofar as recreation, park and open space needs are concerned, a statement of park standards, classified as to size and an inventory of existing and anticipated future park sites is noted.

The location of existing parks and a general location of future park sites are shown on the Recreational Element Map. Future sites are designated by symbol in order that flexibility in location may be possible by interpretation. The intent, for neighborhood parks, is that a general area be served; knowledge of the exact location, therefore of the future site is not necessary.

To maximize the recreational service to the community, the City shall be guided by the following policies:

1. Appoint members to the Parks and Recreation Commission who are sensitive to the community's recreational needs. These members should represent a broad base of the community and organizations that have proven positive influence on recreational programs.
2. Through the Park's and Recreation Commission, coordinate and maximize the use of existing recreational facilities and explore alternative methods of securing facilities that are lacking.

3. The future sites and size of parklands should be coordinated with the location of schools and private facilities in order to promote joint usage and a mutual savings of resources.
4. Regional coordination of larger scaled recreational programs should be implemented to avoid overlap of service.
5. An annual review of recreational resources and needs shall be undertaken in concert with the Action Plan for park and open space acquisition. In this manner, recreational priorities and implementation plans will be established along with park and open space acquisition.
6. In order that land for public recreation is available in the wake of new development, a Park Fee Ordinance, based on a ratio proportional to the generation of population, should be maintained and applied to all new development as designated in the Open Space Element.
7. Standards and sizes of recreational facilities that maximize safety and efficiency shall be kept up to date and administered by the Parks and Recreation Department.

STANDARDS

In order to effectively implement the objectives established in this element, it is necessary to establish standards for park and recreation facilities.

The following standards are expressed in terms of acres/1,000 population and reflect the minimum for a balanced park and recreation system in the community. The overall standard is 4 acres per 1,000 population. Park and recreational facilities should be created and located according to the following standards:

1. Small parks and play lots should be placed near population centers and shall be from 2,500 square feet to approximately three acres in size. These should be provided as conditions of project development and maintained privately. These areas can be called "parkettes", "parkways" or mini-parks.
2. Neighborhood parks should have a service area of one-half to one mile and should be from 4 to 20 acres in size. These parks should be constructed at a ratio of 2.5 acres/1,000 people or one park for every 2,000 to 10,000 population.
3. Larger community parks with a minimum of 20 up to 100 acres should be constructed at the ratio of one park for every 10,000 to 50,000 population and should be situated near population centers at three mile intervals.
4. Regional parks of 250 acres or larger should be within one hour's driving distance.

PARK CLASSIFICATION

Classification of parks is necessary to ensure that the community is served with the desirable types of park and recreation areas which will realize the full potential use of existing and available physical resources, and the population to be served.

For the purpose of clarification, all present and future park sites may be classified according to the services they provide. This approach is not to be confused with the standards set forth earlier, which define the amount of acreage needed for each classification. The following classifications are established on the present and projected needs for the citizens of Vista:

Private Play Lots It is essentially a substitute for the traditional back yard play area and serves mainly the children of a specific neighborhood. Play lots usually include play apparatus, benches, sand areas, tables and are landscaped to provide an area for free play and scenic beauty. Although on private property scenic features can benefit the community.

Neighborhood Parks If possible, this park should be adjacent to an elementary school site and/or in the center of a populous area. It would include areas for limited passive recreation as well as play apparatus, picnic facilities, multi-purpose courts, play fields and specialized areas such as horseshoe courts, shelters and areas for quiet play. Open space for informal play should be provided and the area well landscaped for purposes of shade, beauty, and to provide a pleasant environment.

Community Parks This type of park supplements the neighborhood park in providing a wider range of recreational facilities close at hand. It provides more space for certain recreation facilities, which may include a tennis complex, community center, multi-purpose courts, group picnic facilities, sports field and areas for passive recreation. Specialized areas may also be included, i.e., botanical gardens, cultural center and others.

Regional Parks The responsibility for providing these parks generally falls upon the County. This type of park provides an opportunity to get away from noise and congestion within a travel time of one hour. It provides, on a large scale, passive areas, picnic facilities, nature centers, trail systems, and water areas for boating and fishing. Development is kept to a minimum to preserve the "natural state" of the area.

Agricultural areas shall be preserved for their scenic beauty, rural atmosphere, and to protect agricultural production in the area. The exact location of such open space shall depend on the location of the agricultural. No limit shall be set as to size, but it is presumed that all agricultural land so designated and so classified as actual open space is able to support itself. Scenic and hazardous areas, areas of unique geological formation, undeveloped flood plains, and areas of unstable rock or soil formations shall also be designated as open space. This type of open space shall be used to preserve areas of beauty or uniqueness or to protect the public in the case of hazard. The locations shall be where these features occur.

These standards are not intended to be limiting. Other harmonious uses may be included in appropriate open space areas if they do not detract from the open space areas. Also open space uses may serve more than one open space function.

SPECIAL USE AREAS

Mini-Parks The size and location is determined more by availability of vacant land than any other factor. They may feature play apparatus, but are more often a landscaped, scenic area. Because of maintenance costs, these small areas should be privately maintained. This standard also applies to parkettes and parkways.

Passive Use Areas Usually developed along stream beds and around natural vegetation and unique physical characteristics, or may be developed on a site with a panoramic view. These parks provide limited trails for walking, nature areas, picnic facilities and some play apparatus.

Walkway A pedestrian route via sidewalk, pathway, or trail to provide pleasurable walking along a public right-of-way or easement.

PARK SCHOOL CONCEPT

A successful park plan should be dependent upon and accomplished through a cooperative effort of the local Park and Recreation Department and School District. The School District is an extremely important factor in this co-op venture because it represents a very large investment of the taxpayer's dollar, especially in terms of community areas and facilities. Schools are usually located to best serve the people at the neighborhood, community and regional levels. Park and Recreation Departments must take the lead to establish an effective working relationship with the School District to ensure efficient, economical planning and service in providing park land and facilities adjacent to the schools.

Utilizing the philosophy of constructing park sites adjacent to or near schools is conducive to good planning for the following reasons:

1. It provides for maximum use of school park areas and facilities by a maximum number of citizens, thereby, demonstrating to the taxpayers that school facilities and park areas paid for by them are truly for their benefit 365 days per year. This can be a valuable stimulant when there is a need for new capital financing or budget increases which are dependent upon taxpayers' support and approval.
2. Avoids senseless and costly duplication of areas, facilities, personnel, programs and services.
3. Provides for park-like, attractive physical settings for school buildings.
4. Provides for expanded areas and facilities not obtainable separately.
5. Provides for better and more economic maintenance of areas and facilities.
6. Provides for maximum return of the tax dollar.
7. Provides for broader, more effective public interpretation and promotion of school-community recreation and park objectives.

To ensure the above is implemented, the Joint Powers Agreement between the Vista Unified School District and the City of Vista, dated 10/10/73, must be utilized to the fullest extent possible.

The planning and construction of future school facilities should include close coordination with the City of Vista in the acquisition, design and development to create joint facilities.

EXISTING PARK FACILITIES (See Exhibit G Map)

- A. Brengle Terrace 57 acres -- group picnic area, day camp area, play apparatus, amphitheater, community recreation center, two lighted ballfields, four tennis courts, passive areas. Master plan shows an expanded community center and botanical garden.
- B. Recreation Center One acre landscaped recreation building and picnic area.

- C. Recreation Park Three acre neighborhood park with lighted ballfield, play apparatus and picnic area. Parking to accommodate 56 cars. (substandard size)
- D. Wildwood Park Neighborhood park of three acres with play apparatus, picnic area and passive areas. (substandard size)
- E. Raintree Park Small mini-park with picnic area, play apparatus and free play turf area.
- F. Cedar Lane Neighborhood park of three acres with play apparatus, picnic tables and free play turf area. (substandard size)
- G. Soroptimist Open space of 3/4 acre of landscape passive area.
- H. Cleo Morgan Open space of 1/2 acre landscape passive area.
- I. Christmas Tree Lane One acre of linear walkway with benches.
- J. Rotary Lane One acre linear walkway with landscaped rest areas.
- K. Liberty Park Open space of .06 acre with passive landscaped rest area.
- L. Grapevine 7.63 acre neighborhood park, presently undeveloped.
- M. Thibodo Rancho 9 acres - 6 acres neighborhood park with open area and recreational play area; three acres containing the Rancho to be added, the building to be used for museum type operation.
- N. Monte Vista 11.77 acre neighborhood park, presently undeveloped.
- O. School Parks 12 acres grassed areas provided in conjunction with school recreational areas at Bobier, Monte Vista, Beaumont, Crestview*, Casita*, Grapevine*, Olive*, and Santa Fe.

*Presently being developed.

PROPOSED PARK SITES (See Exhibit G Map)

This list is the approximate location and type of proposed park sites as shown on the Open Space Map. All locations are approximate to allow latitude in acquisition or preservation of park sites. The numbers represent locations for easy reading and not priority rating.

<u>LOCATION</u>	<u>TYPE</u>	<u>ACREAGE</u>
1. Adjacent to Washington Junior High School, small half-acre parcel for recreational activity and control access to Washington Junior High facilities when school is not in session.	Active in conjunction with school facilities	.25
2. Melrose Way and Melrose Drive	Neighborhood School	12 - 15
3. City Hall Site - replacement tennis courts, passive picnic area.	1/2 Active 1/2 Passive	3 - 5

	<u>Location</u>	<u>Type</u>	<u>Acreage</u>
4.	Pechstein Reservoir - passive quiescent picnic and rest area.	Passive	10 - 12
5.	Michigan Avenue - grass passive area around community service facilities	Dev. around community facilities	1 - 2
6.	Taylor Street and Santa Fe Avenue	Passive	5
7.	Taylor Street West of East Vista Way	Neighborhood	12 - 15
8.	Gopher Canyon Rd & Ormsby St in County	Passive	10
9.	Gopher Canyon in County	Neighborhood	10
10.	North of City Facilities, Taylor Street, east of East Vista Way, passive green space, tot lot, picnic area	Neighborhood	4 - 5
11.	End of Alessandro Trail in County	Passive	15
12.	San Clemente Avenue & Foothill Drive	Neighborhood	12 - 15
13.	Buena Creek Road in County	School Park	5 - 10
14.	Buena Creek Road at Monte Vista Drive in County.	Passive	15
15.	Between Woodland Drive & Highway 78	Neighborhood	15
16.	3,300 acres south of City considered	See List of Facilities	
17.	Creek Bed and Sunset Drive	Passive	10

TOOLS OF ACQUISITION AND RESERVATION

In order to meet the needs and diminish the deficiencies for park land, an aggressive program of acquisition and development must be pursued.

Agricultural Preserves The agricultural preserve, implemented under the Williamson Act, is intended to prevent development on existing agricultural land. This is accomplished by use of a contract between the landowner and the city restricting the

* not shown on map

land to agricultural use, recreational use, or open space use for a minimum of ten years. This restriction will cause the tax assessor to reassess and freeze the property tax on the land. This in turn, gives the landowner an incentive to not remove the land from agriculture. The minimum suggested size for an agricultural preserve is 100 acres; however this may be waived, if in the opinion of the concerned agency, the agriculture is unique to or for the area.

Open Space Easements Open space easements are similar to the agricultural preserve in that they are accomplished by contract restricting uses on the land for a minimum of 20 years. This method does have some advantages over the agricultural preserve, while maintaining a tax shelter for the property owner. There is no minimum size.

Park Fees and/or Land Dedication As established by Ordinance and amended as needed, monies are collected from residential development and bedroom additions to be used for park acquisition and development.

Open Space Zone The open space zone is mandated by the State. The uses of this zone are varied, but basically, it will be used to prevent development in hazardous areas and to protect environmentally sensitive areas.

Leases and Licenses When lands are not available for purchase or funds are not sufficient for such acquisition, the means of leases or licenses may be employed to meet park needs.

Gifts The City should encourage and solicit gifts and donations for park and open space land. This too can take many forms with advantages to both the City and the landowner; such as tax relief, citizen recognition, release of City funds for other uses, etc.

Private Foundations and Grants Many national foundations make grants available for local park purposes. Locally, the Vista Park and Cultural Foundation has been established to assist at the local level.

Purchase The source of funds for park land acquisitions may include the following:

1. Federal funding through Revenue Sharing or other programs.
2. State funding through State Bond Act monies or grant programs.
3. Local fund sources: may be budgeted funds or unappropriated reserve funds to be allocated at the discretion of the City Council.

The implementation of park land acquisition to decrease the deficiencies shall be accomplished through the utilization of the Action Plan portion of this element.

Dedication It should be the responsibility of everyone to assure the preservation of sufficient open space for future enjoyment. Therefore, future developments should dedicate or reserve significant open space features within the project. Future development may also dedicate or otherwise assure the establishment of bicycle, hiking or equestrian trails where appropriate.

Other Methods Other methods will be implemented as the laws change. Any new method of acquisition or reservation will be used to its best advantage. State legislation enabling open space acquisition or preservation shall be encouraged.

IMPLEMENTATION AND ACTION PLAN

The following plan, if followed, will assure that the City should be able to provide adequate parks and open space on a continuing basis that will meet the rising need due to increases in the population.

Schedule The basis of the action plan is a priority acquisition of parks and open space in ratio to population for the present and foreseeable future. This priority is based on projected population and the criteria that the need will be a minimum of four acres of park land per 1,000 population and a minimum of six acres of open space land per 1,000 population.

Priority Implementation The plan of implementation of this system leaves a great deal to staff work and Council action through the years. No attempt is made at this time to provide more than a guide to the timing of actual site selection of park land or open space land, or the methods of acquisition and reservation.

IMPLEMENTATION: PART ONE

Each development within the City of Vista is required by City Ordinance to dedicate park land to the City. In addition, each development shall be required to place in open space easement, or other reservation, any significant open space feature located within the project. Further, each development will be required to dedicate and improve bicycle, hiking and equestrian trails that are integral parts of the system designated on the Bicycle, Hiking and Equestrian Trails Map. The trails shall be located where they most efficiently accomplish their purpose. On new streets or vacant unimproved land, the trails shall be established at the highest quality or class reasonably possible. When the trails are established on previously developed land at a lower quality or reduced class standard, conditions must exist that make it unreasonable or impossible to develop these trails at the maximum quality or class standards.

IMPLEMENTATION: PART TWO

In addition to other meetings on parks and open space, the City Council shall devote the first meeting in April to the discussion of the need of parks and open space for that year. At this meeting the City staff and the Parks and Recreation and Planning Commissions will present an analysis of the current status of parks and open space and the need for that year. This presentation will include specific site selection, methods of acquisition, reservation and development, and the exact uses to which the new parks and open space will be put. In deciding what to acquire and reserve, the City Council will use the priorities and requirements of this Element to make their decision. The exact use and location of each park and open space site need not be determined at that time. However, parks or open space will be built or maintained according to the standards of this Element.

The main objective is that the City will acquire at least a minimum of park and open space land for the year. In that manner the deficit can be reduced so that ultimately there will be sufficient land to serve the population. The park land minimum is fixed and will be maintained as per plan. However, it is possible that the availability of open space may be in private land and not accounted. If the Council finds that no more open space or park is available in the current city limits, they may eliminate the need for that year and revise any plan accordingly.

Because a deficit of both park and open space land exists at the present time, the City shall attempt to acquire and reserve additional land each year to eliminate the deficit.

Since open space land is unique and will be lost forever if action is not taken immediately, in many cases, the first report of park needs to the City Council shall include an analysis of all potential open space land within the City limits in order to allow for the necessary action to protect a vanishing resource.

In general, the land shown on the General Plan Map, or described in the text, shall be used to show the approximate location of parks and open space to be acquired and reserved. However, if more or different land is needed to meet the adopted schedule, other sites may be used.

Priority Revision Since any plan will be based on population projections, it will need revision from time to time. The population projections and an implementation plan will be updated as necessary.

SUMMARY

The Action Plan consists, in part, of dedications required from developments. This process will fulfill the immediate need for open space imposed by the addition of new residential units to the City.

In addition, the Plan required action by the City legislative body to further increase the open space land quantity to the ideal standards required by this Element.

The actual use of the land is left to the judgment of the governing body at the time of acquisition, although broad standards and priorities must be followed. No mention is made of park development in the plan; however, the intent of the plan is that funds be budgeted to develop the park land as soon as possible following acquisition.

If the Council acquires land in excess of the minimum amount in order to avoid rising land costs (land banking), and so specified, the development funds may be budgeted at a later date.

CONCLUSION

It is known that failure to attempt to keep abreast will result in a future community that will have to either bear astronomically higher costs to provide the same amenities that could have been secured, or do without them and endure the social cost. The provision of adequate parks and open space will secure the quality of life as the City matures and enters the Twenty-First Century.



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